

**CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT**

ORDINANCE NO. #6049

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING CHAPTER 13, "FIRE SAFETY ORDINANCE" OF THE SONOMA COUNTY CODE TO ADOPT BY REFERENCE AND AMEND SELECTED PROVISIONS, CHAPTERS AND APPENDICES OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2013 EDITION OF THE CALIFORNIA FIRE CODE; TO ADOPT LOCAL FINDINGS; AND TO MAKE TECHNICAL AND ADMINISTRATIVE REVISIONS TO CHAPTER 13.

SECTION I. Chapter 13 of the Sonoma County Code is amended to read:

**CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE**

Article I. General Provisions.

Sec. 13-1. Short title.

This chapter shall be known and may be cited as the Sonoma County Fire Safety Ordinance.

Sec. 13-2. Administrative regulations.

(a) The County fire chief, the director of Permit and Resource Management, or both may adopt, amend or repeal administrative regulations to implement, interpret or make specific provisions of this chapter. Notice of the proposed adoption, amendment, or repeal of a regulation pursuant to this section shall be posted for a period of thirty (30) days in the public lobby of the permit and resource management building, and shall be mailed to every person who has filed a request for notice of such actions with the County fire chief, the director of Permit and Resource Management, or both. Every notice shall include a copy of the express terms of the proposed action and a statement that the public may submit written comments on the proposed action prior to the close of the posting period. The County fire chief, the director of Permit and Resource Management, or both, as appropriate, may approve, modify, or withdraw the proposed adoption, amendment or repeal of a regulation following the posting period.

(b) The adoption, amendment or repeal of a regulation pursuant to this section shall take place not less than fifteen (15) nor more than one hundred eighty (180) days following the close of the posting period specified in subsection (a), and shall be effective

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

upon posting of an order of adoption, amendment or repeal in the public lobby of the permit and resource management building. Each such order shall include a concise and clear summary of the action taken by the County fire chief, the director of Permit and Resource Management, or both, and shall remain posted for a period of thirty (30) days.

(c) The regulations adopted or amended pursuant to this section shall have the same force and effect as provisions of this chapter. Failure by any person to comply with any regulation adopted or amended pursuant to this section shall be a violation of this chapter.

(d) The regulations adopted or amended pursuant to this section shall be periodically compiled and copies thereof made available to the public for purchase at cost or review free of charge at the office of Fire and Emergency Services Department or the Department of Permit and Resource Management.

Article II. Definitions is amended to read:

Article II. Definitions.

Sec. 13-6 Definitions.

Unless the provision or context requires otherwise, the definitions contained in this section shall govern the construction of this chapter. The definition of a word applies to any of that word's variants.

“Accessory Building” means any building containing solely a Group U occupancy as defined in the County Building Code.

“Agricultural Building” means any structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.

“Agricultural Operation” means includes the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural commodity, including timber, viticulture, apiculture or horticulture, and the raising of livestock, fur-bearing animals, fish or poultry.

“All-Weather Driving Surface” means any surface that provides unobstructed access to conventional drive vehicles, including sedans and fire engines, and is capable of supporting a forty thousand (40,000) pound axle load during wet weather conditions.

CHAPTER 13

SONOMA COUNTY FIRE SAFETY ORDINANCE

COMMERCIAL DEVELOPMENT

“Board of Building Appeals” means the Board of Building Appeals created in Chapter 7 of the Sonoma County Code.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy. Building is also any structure as to which state agencies have regulatory power, and housing or enclosure of persons, animals, chattels, equipment or property of any kind. Building is also any structure wherein things may be grown, made, produced, kept, handled, stored or disposed of, and all appendages, accessories, apparatus, appliances and equipment installed as a part thereof. Building shall not include machinery, equipment or appliances installed for manufacture or process purposes only, nor shall it include any construction installations which are not a part of a building, any tunnel, mine shaft, highway or bridge, or include any house trailer or vehicle which conforms to the California Vehicle Code.

Note: Building shall have the same meaning as defined in Health and Safety Code, Section 17920 and 18908 for the applications specified in Sections 101.17.9 and 101.17.10 of the Building Code.

“Building, existing” means a building legally erected prior to the adoption of this Code, or one for which a legal building permit was issued for the construction or legalization thereof prior to the adoption of this Code.

“Building, new” means a building for which a legal building permit is issued for the construction or legalization thereof after the adoption of this Code.

“Building Code” means the County Building Code as set forth in Chapter 7 of the Sonoma County Code.

“Building Official” means the Chief Building Official as defined in Section 7-2 of the Sonoma County Code.

“California Fire Code” means the regulations in California Code of Regulations, Title 24, Part 9, 2013 California Fire Code, which incorporate by adoption the 2012 Edition of the International Fire Code of the International Code Council with necessary California amendments.

“Central Alarm Station” means a publicly or privately operated alarm receiving center that is constantly attended by appropriately trained staff.

“Chief” means the County fire chief or his or her authorized representative for those portions of the unincorporated area of the county not in a fire protection district, and the local fire chief or his or her authorized representative for those portions of the

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

unincorporated area of the county in a local fire protection district. Notwithstanding the preceding, the County fire chief shall be responsible for plan checking and inspection of new construction and alterations subject to this Code within both those portions of the unincorporated area of the county not in a fire protection district and those portions of the unincorporated area of the county in a local fire protection district, unless a local fire protection district notifies the County fire chief in writing that it has elected to have the local fire chief exercise those responsibilities within its jurisdictional area.

“Commercial building” means any building containing an occupancy other than a Group R-3 occupancy, a one- or two-family dwelling, or Group U Occupancy accessory to a Group R-3 occupancy, as defined in the County Building Code.

“County” means the County of Sonoma, in the state of California.

“County Building Code” means the building regulations in Chapter 7 of this Code.

“County fire chief” means the director of the Sonoma County Fire and Emergency Services Department.

“County Fire Prevention Officers Association” means the Sonoma County Fire Prevention Officers Association.

“Certified Unified Program Agencies (CUPA)” means the regulatory division of Sonoma County Fire and Emergency Services Department hazardous materials enforcement division.

“Dairy Milking Facility” means a single-story structure constructed of non-combustible materials with two or more open sides that is used exclusively for milking dairy animals. A dairy milking facility may have either an office or a storage area of less than four hundred (400) square feet. A dairy milking facility shall not have any sleeping areas within the structure.

“Dangerous Fireworks” means dangerous fireworks as defined in Health and Safety Code, Section 12505.

“Dead-End Road” means any road that has only one point of vehicular ingress/egress, including culs-de-sac and looped or circular roads.

“Development Approval” means any of the following: (1) any discretionary approval granted pursuant to Chapter 25, 26, or 26C of this Code to allow residential, commercial, or industrial development of land, including, but not limited to, any approval of a zone change, tentative map, lot line adjustment, use permit, or design review; (2) any building permit issued pursuant to Chapter 7 of this Code to erect, construct, enlarge,

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

alter, repair, move, improve, or convert any building, or to install a manufactured home; or (3) any grading permit issued pursuant to Chapter 7 of this Code to construct a new road or driveway, or to extend, reconstruct, or improve an existing road or driveway.

“Director of Forestry and Fire Protection” means the director of the California Department of Forestry and Fire Protection or his or her authorized representative.

“Director of Permit and Resource Management” means the Sonoma County director of Permit and Resource Management or his or her authorized representative.

“Driveway” means any way or place in private ownership that provides vehicular access to no more than two (2) residential buildings, containing no more than three (3) dwelling units, and any number of accessory buildings on a single parcel.

“Driveway Structure” means any bridge, culvert or other appurtenant structure that supplements the driveway bed or shoulder.

“Dwelling Unit” means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the County Building Code, for not more than one (1) family.

“Exception” means an alternative to a standard specified in Article V of this chapter that is requested by an applicant for development due to health, safety, environmental conditions, physical site limitations or other limiting conditions, and provides mitigation of a problem.

“Executive Body” means the Board of Supervisors of Sonoma County for those portions of the county not in a fire protection district, and the Board of Directors of the Fire Protection District having jurisdiction for those portions of the county in that Fire Protection District.

“Exterior Wall” means any wall or element of a wall, or any member or group of members, which defines the exterior boundaries or courts of a building and which has a slope of sixty (60) degrees or greater from the horizontal plane.

“Existing Building” see “building, existing.”

“Fire Alarm” means any device, control or circuit designed to produce an alarm signal in the event of fire or system activation, together with the energy necessary to sound an alarm, electrically supervise the system where required, and activate the alarm bells, trouble bells or trouble signals.

“Fire and Emergency Services Department” means the Sonoma County Fire and

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

Emergency Services Department.

“Fire Apparatus Access Road” means a road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway. Public streets maybe defined by the standards of the local agency having jurisdiction over the project.

“Fire Code Official” means the fire chief and any other designated authority charged with the administration and enforcement of code, or a duly authorized representative. This shall include representatives who enforce Sonoma County Code Chapter 29 Hazardous Materials Management.

“Fire Department” means the Sonoma County Fire and Emergency Services Department for those unincorporated areas of the county not in a local fire protection district, and the local fire protection district having jurisdiction for those unincorporated areas of the county in a local fire protection district.

“Fire Lane” means that portion of an access roadway reserved for emergency vehicles and the conduct of fire fighting or rescue operations, or as designated by the fire department, and posted in accordance with California Vehicle Code Section 22500.1.

“Fireworks” means any fireworks as defined in Health and Safety Code, Section 12511.

“Floor Area-Fire Flow Calculations” means the floor area used for calculating the required fire flow shall be the total floor area of all floor levels within the exterior walls that are under the horizontal projection of the roof, except as modified in Appendix B, Section B104.

“General Plan” means the Sonoma County General Plan.

“Greenbelt” means a facility or land use designed for a use other than fire protection which will slow or resist the spread of a wildfire. Greenbelts include parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards and annual crops that do not cure in the field.

“Hammerhead/T” means a roadway that provides a “T” shaped, three-point turnaround space for emergency equipment. The turnaround space shall be no narrower than the road it serves.

“HS-20” means the HS-20 class of highway loading as defined by the American Association of State Highway and Transportation officials.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

“Hydrant” means a valve connection on a water supply/storage system to supply fire apparatus and hoses with water.

“Jurisdiction” means the County of Sonoma, in the State of California.

“Jurisdictional Area” means the territory within a local fire protection district.

“Local fire chief” means the fire chief of a local fire protection district or his or her authorized representative.

“Local Fire Protection District” means any fire protection district organized and operating under the provisions of the Fire Protection District Law of 1987, Part 3 (commencing with Section 13800) of Division 12 of the Health and Safety Code, or any other special district lawfully exercising any of the powers, functions, or duties vested in or imposed upon a fire protection district pursuant to the Fire Protection District Law of 1987, all or part of whose territory is within the unincorporated area of the county. Notwithstanding the preceding, local fire protection district shall not include any County Service Area organized and operating under the provisions of the County Service Area Law, Chapter 2.2 (commencing with Section 25210.1) of Part 2 of Division 2 of Title 3 of the Government Code.

“Local Responsibility Area” means that portion of the unincorporated area of the county not classified by the State Board of Forestry as a State Responsibility Area.

“Manufactured Home” means any manufactured home as defined in Health and Safety Code, Sections 18007, 18008 and 19971.

“National Fire Codes” means the most current edition of the National Fire Codes published by the National Fire Protection Association.

“New Building” see “building, new.”

“Non-Urban Parcel” means any parcel served by a water system other than a public water system.

“Occupancy” means the purpose for which a building or part thereof is used or intended to be used.

“One-Way Road” means a road designed for traffic flow in one (1) direction only.

“Open Burning” means any combination of combustible material of any type outdoors in the open, not in any enclosure, where the productions of combustion are not

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

directed through a flue. Open burning shall not include a fire in a barbecue pit, either permanent or portable, when the barbecue pit is operated on a patio or other appropriate dooryard area adjacent to and in conjunction with the dwelling of the person operating the barbecue pit.

“Planning Official” means the director of the Permit and Resource Management Department.

“Private Riding Arena” means an enclosed or unenclosed building or portion of a building used exclusively for private equestrian activities by the building owner, guests, or employees, not to exceed a maximum capacity of thirty (30) persons. The area within a private riding arena shall not be used for storage areas, animal stalls, offices, viewing areas, shows, events, public riding lessons, or similar uses or occupancies. A private riding arena shall be classified as a Group U occupancy.

“Private Road” means any way or place in private ownership that provides vehicular access to more than one (1) parcel, to a commercial building or agricultural operation on a single parcel, or to more than two (2) residential buildings or two (2) residential buildings, containing more than three (3) dwelling units, on a single parcel.

“Public Display of Fireworks” means any public display of fireworks as defined in Health and Safety Code, Section 12524.

“Public Road” means any county highway or state highway.

“Public Water System” means a system, regardless of type of ownership, for the provision of piped water to the public for human consumption that has fifteen (15) or more service connections.

“Residential Building” means any one- or two-family dwelling containing a Group R-3 occupancy, or Group U occupancy accessory to a Group R-3 occupancy as defined in the County Building Code.

“Road” means any public or private road.

“Roadway” means that portion of any road improved, designed or ordinarily used for vehicular travel.

“Roadway Structure” means any bridge, culvert or other appurtenant structure that supplements the roadway bed or shoulder.

“Same Practical Effect” means an exception or alternative with the capability of applying accepted fire suppression strategies and tactics, and provisions for firefighter

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

safety, including: (1) access for emergency fire equipment; (2) safe civilian evacuation; (3) signing that avoids delays in emergency equipment response; (4) available and accessible water to effectively attack a fire or defend a structure from a wildfire; and (5) fuel modification sufficient for civilian and firefighter safety.

“Shall” is mandatory and “May” is permissive, however, use of the word “shall” in this Code is not intended to, nor shall it be deemed to create a mandatory duty imposed by enactment within the meaning of Government Code, Section 815.6.

“Shoulder” means the roadbed or surface of a roadway adjacent to the traffic lane.

“Single-Family Dwelling” means a dwelling that contains one dwelling unit for one family of one or more persons. Single-family dwelling does not include a dwelling used for a large family day-care home, lodging house, congregate residence, or other similar use.

“Standard Specifications for Highway Bridges” means the Standard Specifications for Highway Bridges, published by the American Association of State Highway and Transportation officials.

“State Responsibility Area” means that portion of the unincorporated area of the county classified by the State Board of Forestry as a State Responsibility Area.

“Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Subdivision” means any subdivision as defined in Government Code, Section 66424 and Section 25-2 of this Code.

“Subdivision Ordinance” means the Subdivision Ordinance of Sonoma County.

“Traffic Lane” means that portion of a roadway that provides a single line of vehicle travel.

“Turnaround” means a roadway, unobstructed by parking, which allows for a safe opposite change of direction for emergency equipment.

“Turnout” means a widening on a roadway or driveway to allow vehicles to pass.

“Two-Family Dwelling” means a dwelling that contains two (2) dwelling units for two (2) families of one or more persons. Two-family dwelling does not include a dwelling used for a large family day-care home, lodging house, congregate residence, or

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

other similar use.

“Two-Way Road” means a road designed for traffic flow in opposing directions.

“Urban Parcel” means any parcel served by a public water system or mutual water system.

“Vertical Clearance” means the minimum specified height of a bridge or overhead projection above a roadway.

“Wildfire” means a wildfire as defined in Public Resources Code, Sections 4103 and 4104.

Article IV. County Fire Code is amended to read:

Article IV. County Fire Code.

**Sec. 13-15. County Fire Code designated--Administration and enforcement--
Amendment by local fire protection districts.**

(a) The 2013 California Fire Code as adopted by reference and amended in this article, shall constitute the County Fire Code.

(b) Except as otherwise provided in subsection (c), the administration and enforcement of the County Fire Code within a local fire protection district shall be the responsibility of the local fire chief. The County fire chief shall be responsible for the administration and enforcement of the County Fire Code within those portions of the unincorporated area of the county not in a local fire protection district.

(c) The County fire chief shall be responsible for plan checking and inspection of new construction and alterations subject to the County Fire Code within both those portions of the unincorporated area of the county not in a local fire protection district and those portions of the unincorporated area of the county in a local fire protection district, unless a local fire protection district notifies the County fire chief in writing that it has elected to have the local fire chief exercise those responsibilities within its jurisdictional area. Any such action shall only be effective if it is thereafter approved by the Board of Directors of the local fire protection district.

(d) Pursuant to Health and Safety Code, Section 13869.7, a local fire protection district may amend all or any part of the County Fire Code for application within its jurisdictional area. Any such amendment shall first be referred to the County Fire Prevention Officers Association for review and recommendation, and shall only be effective if it is thereafter approved by the Board of Directors of the local fire protection

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

district and ratified by the Board of Supervisors. The Board of Supervisors shall not ratify such amendment if it includes provisions that are less restrictive than the provisions of the County Fire Code.

Sec. 13-16. Conflicting regulations.

The provisions of this chapter shall prevail over any inconsistent provision contained in the California Fire Code or the National Fire Codes; provided, in the case of inconsistent regulations, no regulation shall prevail that is less restrictive than the regulations established by the State of California unless otherwise authorized by the State.

Sec. 13-17. California Fire Code adopted amendments.

(a) The portion of the California Building Standards Code that imposes substantially the same requirements as are contained in the California Fire Code, 2013 Edition published by the International Code Council and the California Building Standards Commission with Errata, including Appendices, Chapters 4, B, BB, C, CC, D and H; published by the International Code Council, save and except such portions as are hereinafter deleted, modified, or amended by subsection (b) of this section, are adopted and incorporated as fully as if set out at length herein for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosions within the unincorporated area of the county.

(b) The California Fire Code, 2013 Edition, is hereby amended as follows:

(1) Chapter 1, Division II, Section 101.1 is amended to read:

101.1 Title. These regulations shall be known as the Sonoma County Fire Code, hereinafter referred to as “this Code.”

(2) Chapter 1, Division II, Section 102.3 is amended to read:

102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this Code, the Sonoma County Building Code, and the California Building Code. Subject to the approval of the fire code official, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all the requirements of this Code, the Sonoma County Building Code, and the California Building Code for those groups, provided the new or proposed use is less hazardous,

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

based on life and fire risk, than the existing use.

(3) Chapter 1, Division II, Section 102.4 is amended to read:

102.4 Application of Building Code. The design and construction of new structures shall comply with the 2013 California Building Code, Volumes 1 and 2, the 2013 California Historical Building Code, the 2013 California Existing Building Code, and the 2013 California Residential Code, as adopted and amended by the County of Sonoma, and any alterations, additions, changes in use or changes in structures required by this Code, which are within the scope of the 2013 California Building Code Volumes 1 and 2, the 2013 California Historical Building Code, 2013 California Existing Building Code and the 2013 California Residential Code, as adopted and amended by the County of Sonoma, shall be made in accordance therewith.

(4) Chapter 1, Division II, Section 103.1 is amended to read:

103.1 General. The Division of Fire Prevention is established within the Fire and Emergency Services Department under the direction of the fire code official. The function of the division shall be the implementation, administration and enforcement of the provisions of this Code.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(5) Chapter 1, Division II, Section 103.3.1 is added to read:

103.3.1 Authority to issue citations. The fire chief, the fire code official and his or her deputies who have the discretionary duty to enforce a statute or ordinance, pursuant to Section 836.5 of the California Penal Code and subject to the provisions thereof, may arrest a person without a warrant whenever the fire chief or member of the Fire Prevention Bureau has reasonable cause to believe that the person to be arrested has committed a violation in the presence of the fire chief or member of the Fire Prevention Bureau which he or she has discretionary duty to enforce, and to issue a notice to appear and to release such person on his or her written promise to appear in court, pursuant to the provisions of Section 853.5 et seq. of the California Penal Code.

(6) Chapter 1, Division II, Section 105.1.2 is amended to read:

105.1.2 Types of permits. There shall be two types of permits as follows:

1. Operational permit. An operational permit allows the applicant to conduct an operation or a business for which a permit is required by Chapter 1, Section 105.6, including local amendments for either:
 - 1.1. A prescribed period.
 - 1.2. Until renewed or revoked.
2. Construction permit. A construction permit allows the applicant to install or modify systems and equipment for which a permit is required by Chapter 1, Section 105.7 including local amendments.

(7) Chapter 1, Division II, Section 105.3.3.1 is added to read:

105.3.3.1 Occupancy permits. The fire chief may notify the building official not to authorize temporary or final occupancy of any building for which a permit is required by this Code until the building has been inspected and found to be in compliance with this Code. The building official shall not authorize temporary or final occupancy of any new commercial building for which a permit is required by this Code until certification of required fire flow is provided to the fire chief. The certification of required fire flow shall include static pressure, residual pressure, and gallons per minute as witnessed by, or acceptable to, the fire chief.

(8) Chapter 1, Division II, Section 105.3.3.2 is added to read:

105.3.3.2 Temporary connection approval. Nothing in Section 105

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

shall prohibit the granting or approval of a temporary connection for gas or electricity to allow construction to occur.

(9) Chapter 1 Division II, Section 105.5 is amended to read:

105.5 Revocation of permits. Any permit issued under this Code may be modified, suspended, or revoked whenever the fire chief determines any of the following:

(1) The permit has been used by a person other than the person to whom it was issued.

(2) The permit has been used for a location other than that for which it was issued.

(3) The conditions or limitations set forth in the permit have been violated.

(4) The permittee has failed, refused, or neglected to comply with orders or notices duly served in accordance with the provisions of this Code within the time provided therein.

(5) There has been a false statement or misrepresentation as to a material fact in the application or plans on which the permit or application was based.

(10) Chapter 1, Division II, Section 105.5.1 is added to read:

105.5.1 Revocation procedure. Revocation of any permit issued under this Code shall only occur after written notice of the violation has been given by the fire chief to the permittee at his or her last place of residence as shown on the permit or certificate, which notice shall order the permittee to either correct the violation within ten (10) days or appear before the local fire chief, unless the local fire protection district issues a written notice electing to have the County fire chief hear the matter, at a date and time certain to show cause why the permit or certificate should not be modified, revoked or suspended. At the hearing before the fire chief, the permittee shall have an opportunity to appear and be heard on the question of whether the permit issued to him should be revoked or suspended. Upon conclusion of the hearing or as soon thereafter as practicable, the chief shall issue a decision in writing to the permittee determining whether to modify, revoke or suspend the permit. Any interested person may appeal the fire chief's decision to the Board of Appeals. All appeals shall be filed in writing with the fire chief within ten (10) calendar days of the date of the decision being appealed.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(11) Chapter 1, Division II, Section 105.6.47 is amended to read:

105.6.47 Additional operational permits. In addition to the operational permits required by Section 105.6, the following permits shall be obtained from the division of fire prevention prior to engaging in the following activities, operations, practices or functions:

1. Production facilities. To change use or occupancy, to allow the attendance of a live audience, or for wrap parties.
2. Pyrotechnics and special effects. To use pyrotechnic special effects, open flame, use of flammable or combustible liquids and gasses, welding, and the parking of motor vehicles for the purpose of motion picture, television and commercial production.
3. Live audiences. To install seating arrangements for live audiences in approved production facilities, production studios, and sound stages. See Chapter 48.
4. Apartment, hotel, motel. An operational permit is required to operate an apartment house, hotel, or motel.
5. Bonfires or rubbish fires. An operational permit is required to kindle or authorize the kindling or maintenance of bonfires or rubbish fires.
6. Day care. An operational permit is required to operate a day care occupancy with an occupant load over eight (8) persons.
7. Emergency responder radio coverage system. An operational permit is required for buildings and/or facilities with emergency responder radio coverage systems and related equipment.
8. Fire protection systems. An operational permit is required for buildings and/or facilities with fire protection systems and related equipment such as fire pumps, fire hydrant systems, fire suppression systems, fire alarm systems, smoke management systems, and similar systems governed by this Code.
9. High-rise building. An operational permit is required to operate a high-rise building as defined in the Building Code.
10. Institutional or residential occupancy (six (6) or fewer persons). An operational permit is required to operate an institutional or residential occupancy for six (6) or fewer persons, except day care and residential care facilities for the elderly.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

11. Institutional or residential occupancy (more than six (6) persons). An operational permit is required to operate an institutional or residential occupancy for more than six (6) persons. Exception: A permit is not required for large-family day care providing care for fewer than nine (9) children.

12. Medical gas systems. An operational permit is required for buildings and/or facilities with medical gas systems and related equipment, and similar systems governed by this Code.

13. Oil or natural gas well. An operational permit is required to own, operate or maintain an oil or natural gas well.

14. Organized camps. An operational permit is required to operate an organized camp (Group C occupancy).

15. Public haunted house. An operational permit is required to operate a haunted house, ghost walk or similar amusement. Such amusement shall be in compliance with the 2013 California Fire Code, Appendix K.

16. Special event. An operational permit is required for any organized procession or assemblage of 50 or more people, which could significantly impact vehicular traffic or create a safety problem. Examples include, but are not limited to: music festivals, outdoor markets, circus, walkathons, runs, marathons, trail rides, bicycle races, celebrations, parades and other similar activities.

17. Winery caves – publicly accessible. An operational permit is required to operate a Type-2 or Type-3 winery cave that is accessible to the public.

(12) Chapter 1, Division II, Section 105.7.17 is added to read:

105.7. 17Additional construction permits. In addition to the permits required by Section 105.7, the following construction permits shall be obtained from the division of Fire Prevention prior to starting construction:

1. Emergency vehicle access facilities. A construction permit is required for installation or modification of roadways and roadway structures used for emergency vehicle access.

2. Excavation near flammable or combustible liquid pipeline. A construction permit is required to excavate or do any work below grade within ten (10) feet of any pipeline for the transportation of flammable or combustible liquid.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

3. Fire-line underground utility piping. A construction permit is required to install, alter, or make improvements to fire-line underground utility piping. A separate utility permit from the building official is required prior to installing any private underground fire protection water piping and associated appliances.

4. Gates. A construction permit is required for the installation of security gates across a fire apparatus access road.

5. Hazardous materials site disclosure (aboveground facility & underground tank). A construction permit is required to permanently remove hazardous materials storage or use premises from service, including the permanent removal of a hazardous materials tank.

6. Medical gas system. A construction permit is required to install a medical gas system.

7. Oil or natural gas well. A construction permit is required to drill an oil or natural gas well.

(13) Chapter 1, Division II, Section 109.4 is amended to read:

109.4 Violation penalties. Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of this Code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(14) Chapter 1, Division II, Section 111.4 is amended to read:

111.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$500.00 dollars. A person shall be fined for each day he or she continues to work after having been served with a stop work order.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(15) Chapter 2, Section 202 is amended to revise the definition of “building” to read:

“Building” is defined as set forth in Chapter 13 of the Sonoma County Code.

(16) Chapter 3, Section 307.1 is amended to read:

307.1 General. Open burning shall be conducted in accordance with this section and Article VII of Chapter 13 of the Sonoma County Code.

(17) Chapter 3, Section 307.2 is amended to read:

307.2 Permit required. Prior to commencement of open burning, a burning permit shall be obtained pursuant to section 13-71 of the Sonoma County Code.

(18) Chapter 3, Section 311.3.1 is added to read:

311.3.1 Removal of debris after fire. All rubble, waste, rubbish, and other materials lying upon any premises within the jurisdictional area; having been accumulated thereon by reason of a fire, and having been rendered useless thereby shall be removed from within ten (10) days after notice has been given to do so in writing by the fire chief to the owner, lessee, or other person in charge or control of the premises.

(19) Chapter 5, Section 503.1.1 is amended to read:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within one hundred fifty feet (150') of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Buildings located on slopes of greater than five percent (5%) shall be provided with additional fire protection measures to mitigate access constraints when required by the County fire chief.

Exception: The fire code official is authorized to increase the dimension of one hundred fifty feet (150') where:

1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

3. There are not more than two Group R-3 or Group U occupancies.

(20) Chapter 5, Section 503.1.2 is amended to read:

503.1.2 Additional access. The fire code official is authorized to require more than one fire apparatus access road in accordance with Appendix D or based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

(21) Chapter 5, Section 503.1.3 is amended to read:

503.1.3 High-piled storage. Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32 and Appendix D.

(22) Chapter 5, Section 503.2.1 is amended to read:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width in accordance with this section and Appendix D, including an unobstructed vertical clearance of not less than 13 feet 6 inches.

(23) Chapter 5, Section 503.2.1.1 is added to read:

503.2.1.1 Two-way roads. All two-way roads shall have a right-of-way of not less than twenty-five feet (25') and shall have an unobstructed width of not less than twenty feet (20'), exclusive of shoulders, except for approved security gates in accordance with Section 503.6.

When permitted in a subdivision's conditions of approval and approved by the appropriate County departments, as identified in the subdivision's conditions of approval, the subdivision may have a two-way road of not less than twelve feet (12'), exclusive of shoulders, with turnouts and turnarounds. Spacing of the turnarounds shall be as set forth in the subdivision's conditions of approval. If the subdivision's conditions of approval do not set forth spacing requirements, then turnarounds shall be at a minimum interval of one thousand three hundred and twenty feet (1,320').

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(24) Chapter 5, Section 503.2.1.2 is added to read:

503.2.1.2 One-way roads. In addition to meeting the applicable standards in the preceding sections, all one-way roads shall comply with the following requirements:

(a) All one-way roads shall have a right-of-way of not less than twenty feet (20'), exclusive of shoulders, and shall be constructed to provide a roadway with a minimum of one (1) twelve foot (12') traffic lane, exclusive of shoulders, providing one-way traffic flow.

(b) All one-way roads shall connect to a two-way road at both ends, and shall provide access to an area zoned for no more than ten (10) dwelling units.

(c) All one-way roads exceeding five hundred feet (500') in length shall have a turnout constructed at approximately the midpoint of the road. Any one-way road exceeding one thousand feet (1,000') in length shall also have turnouts constructed approximately every five hundred feet (500') along the entire length of the road.

(d) No one-way road shall exceed two thousand six hundred forty feet (2,640') in length.

(25) Chapter 5, Section 503.2.1.3 is added to read:

503.2.1.3 Driveways. Driveways shall apply only to one- and two-family dwellings, and accessory structures associated with one- and two family dwellings unless otherwise approved by the fire code official. In addition to meeting the applicable standards in the preceding sections, all driveways shall comply with the following requirements:

(a) All driveways shall be constructed to provide a minimum of one (1) twelve foot (12') traffic lane, exclusive of shoulders, and an unobstructed vertical clearance of fifteen feet (15') along the entire length of the driveway.

(b) All driveways exceeding one hundred fifty feet (150') in length shall have a turnout constructed at approximately the midpoint of the driveway. Any driveway exceeding eight hundred feet (800') in length shall have turnouts constructed approximately every four hundred feet (400') along the entire length of the driveway.

(c) All driveways exceeding one hundred fifty feet (150') in

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

length shall have a turnaround constructed at each residential building served by the driveway. Additional turnarounds shall be provided when a driveway exceeds one thousand three hundred twenty feet (1,320') in length at a length approved by the fire code official.

(26) Chapter 5, Section 503.2.1.4 is added to read:

503.2.1.4 Roadway turnarounds. Any road or driveway structure required to have a turnaround may have either an approved hammerhead/T, a stub out, or approved terminus bulb. All turnarounds shall have a minimum turning radius of forty feet, bulbs shall be forty feet (40') from the center point of the bulb, hammerhead/T and stub out shall have entry and exit curves of no less than a forty foot (40') radius. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty feet (60') in length. If a stub is used, then the length of the turnaround shall be forty feet (40'), as measured from the roadway or driveway edge. The minimum width of either a hammerhead/T or a stub out shall be equivalent to the roadway or driveway entering the turnaround.

(27) Chapter 5, Section 503.2.1.5 is added to read:

503.2.1.5 Roadway turnouts. Any road or driveway structure required to have a turnout shall have an approved turnout that is a minimum of twenty feet (20') wide, including the roadway and the turnout and thirty feet (30') long with a minimum taper of twenty-five feet (25') on each end. The length of the turnout shall be measured along the roadway or driveway centerline.

(28) Chapter 5, Section 503.2.3 is amended to read:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces shall be capable of supporting a minimum 40,000 pound load. When other areas of this code require compliance with Appendix D the surface shall be designed pursuant to Section D102 for access and loading, unless otherwise approved by the fire code official.

(29) Chapter 5, Section 503.2.3.1 is added to read:

503.2.3.1 Surface Construction. All structural sections shall be constructed to meet or exceed the following standards:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(a) On level areas and grades of less than five percent (5%), roads and driveways shall have a gravel surface. The structural section of the road or driveway shall be at least one foot (1') of compacted Class 2 Aggregate Base.

(b) On grades of between five percent (5%) and ten percent (10%), roads and driveways shall have a double seal coat surface. The structural section of the road or driveway shall have an armor coat surface, constructed according to CalTrans Standard Specifications Section 37, Bituminous Seal Double Application, and the base portion of the road or driveway shall be at least one foot (1') of compacted Class 2 Aggregate Base.

(c) On grades of greater than ten percent (10%), roads and driveways shall have an asphalt concrete surface. The structural section of the road or driveway shall be asphalt concrete of at least two-tenths of one foot (0.2') thick. The base portion of the structural section shall be at least five-tenths of one foot (0.5') of compacted Class 2 Aggregate Base.

(d) On grades of greater than fifteen percent (15%), a design of the section shall be prepared by a licensed civil engineer using a soils investigation that provides soil R-value and expansion index. Alternatively, the engineer may use an R-value of 5 and waive the soil report unless a soil engineering report is required because of specific site conditions. The traffic index to be used for the design shall be not less than 3.5.

(e) In lieu of the prescriptive structural sections required by subsections (a), (b) and (c), a design of the section may be prepared by a licensed civil engineer using a soils investigation that provides soil R-value and expansion index. Alternatively, the engineer may use an R-value of 5 and waive the soil report unless a soil engineering report is required because of specific site conditions. The traffic index to be used for the design shall be not less than 3.5.

(30) Chapter 5, Section 503.2.4 is amended to read:

503.2.4 Turning radius The required turning radius of a fire apparatus road shall be as follows:

(a) No road or driveway shall have a horizontal inside radius of curvature of less than fifty feet (50'). If the roadway or driveway width is less than twenty-four feet (24'), then additional roadway or driveway widths shall be required as follows:

1) Four feet (4') of additional width for curves with a horizontal inside radius of fifty feet (50') to one hundred feet (100') and a central angle greater than

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

forty-five (45°) degrees.

2) Two feet (2') of additional width for curves with a horizontal inside radius of one hundred feet (100') to two hundred feet (200') and a central angle greater than forty-five degrees(45°).

The road shall have the full width widening beginning at the point of tangency of the curve requiring the widening to the end point of tangency of that curve or subsequent curves requiring widening (if reverse curves are used). A five-to-one (5:1) taper shall be used to transition from the base width into and out of the widened width.

(b) Unless otherwise approved by the County fire chief, where a private road, with a throat width equal to or greater than eighteen feet (18') as measured thirty feet (30') from the edge of pavement, intersects a public road, the edge of pavement radius shall begin with a line a minimum of twelve feet (12') from and parallel to the physical centerline of the public road and a minimum radius of twenty-five feet (25') shall be provided from this point to the point of tangency with the edge of pavement of the private road. A taper of not less than ten-to-one (10:1) shall be provided along the public road when the public road is less than twenty-four feet (24') wide.

(c) Where a private road, with a throat width measuring equal to or greater than twelve feet (12') and less than eighteen feet (18') or a driveway with a throat width equal to or greater than ten feet (10') as measured thirty feet (30') from the edge of pavement, intersects a public or private road, the edge of pavement radius shall begin with a line a minimum of twelve feet (12') from and parallel to the physical centerline of the public or private road and a minimum radius of twenty-five feet (25') shall be provided from this point to the point of tangency with the edge of pavement of the private road or driveway. A taper of not less than ten-to-one (10:1) shall be provided along the public or private road when the public or private road is less than twenty-four feet (24') wide. In lieu of a ten-to-one (10:1) taper connecting private road or driveway to private road only, a radius of forty feet (40') may be used.

(d) Where a driveway, with a throat width measuring equal to or greater than ten feet (10') and less than eighteen feet (18') as measured thirty feet (30') from the edge of pavement, intersects a private road, the edge of pavement shall be a minimum radius of forty feet (40'). Any driveway with a throat width greater than eighteen feet (18'), as measured thirty feet (30') from the edge of the pavement, that intersects a private road, shall comply with the private road/public road requirements set forth in subsection (b) of this section.

(e) Road and driveway horizontal curves and intersections may be reduced when proven by scientific method of a recognized vehicle modeling program. The method shall be performed based on the length, width, wheel base and turning radius of a standard Type 1 fire apparatus.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(31) Chapter 5, Section 503.2.5 is amended to read:

503.2.5 Dead ends. In addition to meeting the applicable standards in the preceding sections, all dead-end roads shall comply with the following requirements:

(a) Dead-end fire apparatus access roads in excess of one hundred fifty feet (150') in length shall be provided with an approved area for turning around fire apparatus.

(b) All dead-end roads shall have a maximum length, including any dead-end roads accessed from the original dead-end road, not exceeding the following cumulative lengths regardless of the number of parcels served:

1) Parcels zoned for less than one (1) acre - eight hundred feet (800')

2) Parcels zoned for one (1) acre to 4.99 acres - one thousand three hundred twenty feet (1,320')

3) Parcels zoned for five (5) acres to nineteen and ninety-nine hundredths (19.99) acres - two thousand six hundred forty feet (2,640')

4) Parcels zoned for twenty (20) acres or larger - five thousand two hundred eighty feet (5,280').

(c) All lengths shall be measured from the edge of the roadway at the intersection that begins the dead-end road to the farthest point on the dead-end road. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring length limits, the shortest allowable length shall apply.

(d) All dead-end roads serving parcels five (5) acres or larger shall have turnarounds constructed approximately every one thousand three hundred twenty feet (1,320') along the entire length of the road.

(32) Chapter 5, Section 503.2.6 is amended to read:

503.2.6 Bridges and elevated surfaces. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

503.2.6.1 Minimum Design .All roadway and driveway structures shall be designed, constructed, and maintained in accordance with applicable sections of

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

the County Building Code, the Standard Specifications for Highway Bridges, and any administrative regulations adopted pursuant to Sonoma County Code Section 13-2, and shall have a minimum designed live-load capacity of HS-20.

(33) Chapter 5, Section 503.2.6.2 is added to read:

503.2.6.2 Evaluation. All existing private bridges and elevated surfaces shall be evaluated by a California licensed civil engineer experienced in structural engineering or a California licensed structural engineer, for the purposes of safety and weight rating, and the vehicle load limits shall be posted at both entrances to bridges. These evaluations shall be performed at the direction of the fire code official.

(34) Chapter 5, Section 503.2.6.2 is added to read:

503.2.6.2 Certification. All new and existing bridges and elevated structures providing emergency access shall be routinely evaluated and maintained in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Manual: "The Manual for Bridge Evaluation" Second Edition, 2011, published by the American Association of State Highway and Transportation Officials; or other approved standards.

(35) Chapter 5, Section 503.2.6.4 is added to read:

503.2.6.4 Signage All roadway and driveway structures shall have appropriate signing identifying structure capability, vertical clearance limits, any one-way road or single traffic lane conditions and include weight and/or by axle limit.

(36) Chapter 5, Section 503.2.6.5 is added to read:

503.2.6.5 Width All roadway bridges having only one traffic lane shall be constructed to provide a minimum unobstructed width of twelve feet (12'), shall provide for unobstructed visibility from one end to the other and shall have turnouts at both ends.

(37) Chapter 5, Section 503.2.7 is amended to read:

503.2.7 Grade. No road or driveway shall have a maximum grade in excess of fifteen percent (15%).

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

Exception: A road or driveway may include grades up to twenty percent (20%) for distances not exceeding three hundred feet (300') within any one thousand feet (1,000') of road or driveway with the approval of the County fire chief when one or more of the following is provided:

1. A secondary means of ingress and egress to the parcel is provided.
2. Additional turnouts and turnarounds are provided.
3. Increased roadway width is provided.
4. Increased emergency water supply is provided
5. Fuel modification sufficient for civilian and firefighter safety is

provided.

(38) Chapter 5, Section 503.2.7.1 is added to read:

503.2.7.1 Surface cross slope. The maximum roadway surface cross slope shall be five percent (5%) for all surface types unless a greater cross slope is required to meet super elevation requirements. The minimum surface cross slope for all surface types shall be two percent (2%).

(39) Chapter 5, Section 503.2.7.2 is added to read:

503.2.7.2 Surface cross slope turnaround. Turnarounds shall have a maximum longitudinal slope of eight percent (8%). The longitudinal slope is defined as the slope corresponding to the long axis of a vehicle as it travels into, out of, and through a turnaround. This slope shall be maintained beginning and ending at the point of tangency of the edge of pavement curves for the turnaround. The cross slope perpendicular to the longitudinal slope shall not exceed five percent (5%).

(40) Chapter 5, Section 503.2.8 is amended to read:

503.2.8 Angles of approach and departure. A vertical curve shall be required for any road or driveway when the algebraic difference in grade exceeds three percent (3%) for driveways, and two percent (2%) for private roads. The length of any vertical curve shall not be less than fifty feet (50').

(41) Chapter 5, Section 503.3.1 is added to read

503.3.1 Signs. Signs shall be installed in compliance with Appendix D 103.6

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(42) Chapter 5, Section 503.6 is amended to read:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief and shall comply with section 503.6.1 to 503.6.4 and Appendix D 103.5. A permit is required for the installation of security gates across a fire apparatus access road.

(43) Chapter 5, Section 503.6.1 is added to read:

503.6.1 Width. All gate entrances and similar structures shall be at least two feet (2') wider than the width of the traffic lane(s) serving the gate or structure.

(44) Chapter 5, Section 503.6.2 is added to read:

503.6.2 Setbacks. All gates providing access from a public road to a private road or private driveway shall be located at least thirty feet (30') from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the roadway.

(45) Chapter 5, Section 503.6.3 is added to read:

503.6.3 Emergency operation. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

(46) Chapter 5, Section 503.6.4 is added to read:

503.6.4. Where a one-way road with a single traffic lane provides access to a gated entrance, a minimum of a 40 foot (40') turning radius shall be used.

(47) Chapter 5, Section 505.1 is amended to read:

505.1 Address identification. New and existing buildings shall have approved illuminated address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Where access is by means of a private road and the building cannot be viewed from the public way a monument, signpost or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Exceptions:

1. These requirements may be modified with the approval of the fire code official.
2. Illuminated address numbers are not required for existing buildings where approved, reflective numbers are installed.

(48) Chapter 5, Section 505.1.1 is added to read:

505.1.1 Addresses for buildings. All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Accessory buildings will not be required to have a separate address; however, each unit within a building shall be separately identified.

(49) Chapter 5, Section 505.1.2 is added to read:

505.1.2 Numbers for one- and two- family dwellings. Numbers for one- and two- family dwellings shall be a minimum of four inches (4") high with a minimum stroke width of five tenths of an inch (0.5"). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.

(50) Chapter 5, Section 505.1.3 is added to read:

505.1.3 Numbers for other than one- and two- family dwellings. Numbers for other than one- and two- family dwellings shall be a minimum of twelve inches (12") high with a minimum stroke width of one inch (1"). Suite numbers for other than one-and two-family dwellings shall be a minimum of six inches (6") high and five tenths of an inch (0.5") stroke.

(51) Chapter 5, Section 505.1.4 is added to read:

505.1.4 Installation, location and visibility of addresses. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

(52) Chapter 5, Section 505.1.4.1 is added to read:

505.1.4.1 Signs posted one-way roads. Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

(53) Chapter 5, Section 505.1.4.2 is added to read:

505.1.4.2 Multiple addresses. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

(54) Chapter 5, Section 505.2.1 is added to read:

505.2.1 Size of letters, numbers and symbols for street and road signs. Size of letters, numbers, and symbols for street and road signs shall be a minimum of three inches (3") for letter height with a three-eighths inch (3/8") stroke, reflectorized, and contrasting with the background color of the sign.

(55) Chapter 5, Section 505.2.2 is added to read:

505.2.2 Visibility and legibility of street and road signs. Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred feet (100').

(56) Chapter 5, Section 505.2.3 is added to read:

505.2.3 Height of street and road signs. Height of street and road signs shall be uniform countywide, and meet the visibility and legibility standards of this section.

(57) Chapter 5, Section 505.2.4 is added to read:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

505.2.4 Names and numbers on street and road signs. Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system that provides for sequenced or patterned numbering and/or non-duplicating naming within the county. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering.

(58) Chapter 5, Section 505.2.5 is added to read:

505.2.5 Intersecting roads, streets and private lanes. Signs required by this article identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes.

(59) Chapter 5, Section 505.2.6 is added to read:

505.2.6 Signs identifying traffic access limitations. A sign identifying traffic access or flow limitations, including, but not limited to weight or vertical clearance limitations, dead-end road, one-way road (or single land conditions) shall be placed: (a) at the intersection preceding the traffic access limitation, and (b) no more than one hundred feet (100') before such traffic access limitation.

(60) Chapter 5, Section 505.2.7 is added to read:

505.2.7 Installation of road, street, and private lane signs. Road, street and private land signs required by this article shall be installed prior to final acceptance by the local jurisdiction of road improvements.

(61) Chapter 5, Section 507.1.1 is added to read:

507.1.1 Completion. The emergency water system shall be available on site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(62) Chapter 5, Section 507.1.2 is added to read:

507.1.2 Temporary water supply. When authorized by the County fire chief, an interim emergency water supply acceptable to the County fire chief may be substituted for the permanent emergency water supply provided the permanent emergency water supply is installed and available for use prior to issuance of an occupancy permit or final inspection.

(63) Chapter 5, Section 507.2.2 is amended to read:

507.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

Exception: For Group R-3 occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, and associated accessory structures up to 3,000 square feet in area, plastic water tanks up to 5,000 gallons in volume may be used. A flammable vegetation clearance of not less than twenty feet (20') shall be maintained around all poly-plastic or similar water tanks.

(64) Chapter 5, Section 507.2.3 is added to read:

507.2.3 Urban water system for one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings. If the water supply to the parcel is provided by a public or community water system (urban parcel - see Definitions) the emergency water supply for residential buildings shall consist of a permanent hydrant located on the road within two hundred fifty feet (250') of the driveway measured from where the driveway intersects with the public or private road. Distance measurements shall be determined by hose lay along the road, not horizontal distance.

(65) Chapter 5, Section 507.2.4 is added to read:

507.2.4 Non-urban water system. If the water supply to the parcel is provided by a private water well (non-urban parcel - see Definitions) the fire code official is authorized to utilize NFPA 1142 or the *International Wildland-Urban Interface Code*.

Exception: When authorized by the authority having jurisdiction, the emergency water supply requirements for one- and two-family dwellings, and accessory structures associated with one- and two-family dwellings, may be waived when sufficient evidence is proven that the Emergency Water Standards of Title 14 of the Natural Resources Code, Division 1.5, Article 4 have been met.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(66) Chapter 5, Section 507.3 is amended to read:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.

Exception: When the Emergency Water Standards of Title 14 of the Natural Resources Code, Division 1.5, Article 4 have been met, the fire chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities, where the development of full fire-flow requirements is impractical.

(67) Chapter 5, Section 507.5.1 is amended to read:

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet (45,179 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception:

For Group R-3 and Group U Occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than six hundred feet (600').

(68) Chapter 5, Section 507.5.1.1 is amended to read

507.5.1.1 Hydrant for standpipe and/or fire sprinkler systems.

Buildings equipped with standpipe and/or fire sprinkler systems installed in accordance with section 903 and/or section 905 shall have a fire hydrant within fifty feet (50') of the fire department connection (FDC).

Exception: The distance shall be permitted to exceed fifty feet (50') where approved by the fire code official.

(69) Chapter 5, Section 507.5.1.2 is added to read

507.5.1.2 Other areas. Fire hydrant systems shall be required where a public water system, regardless of type of ownership, provides water for human consumption to fifteen (15) or more service connections.

(70) Chapter 5, Section 510.1 is amended to read:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

510.1 Emergency responder radio coverage in new buildings. All new buildings, Type-2 winery caves and Type-3 winery caves shall have approved radio coverage for emergency responders within the building or winery cave based upon the existing coverage levels of the public safety communication systems of the jurisdiction, at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Exceptions:

1. Where approved by the building official and the fire code official, a wired communication system in accordance with Section 907.2.13.2, may be permitted to be installed in lieu of an approved radio coverage system.
2. Where it is determined by the fire code official that the radio coverage system is not necessary.
3. In facilities where emergency responder radio coverage is required and such systems, components or equipment could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

(71) Chapter 9, Section 901.7.7 - 901.7.7.2 is added to read:

901.7.7 Notice of nuisance alarm. The officer in charge of fire units responding to a fire alarm signal shall determine whether a true emergency exists. If the officer determines that an emergency does not exist, the chief of the local fire agency or the County fire chief may issue a written notice of nuisance alarm to the owner or person in charge or control of the facility where the alarm signal originated.

901.7.7.1 Unreliable fire alarm systems. The fire chief of the local fire agency or the County fire chief may determine that a fire alarm system is unreliable upon receipt of more than four (4) nuisance alarms within a twelve (12) month period. Upon finding that an alarm system is unreliable, the chief of the local fire agency or the County fire chief may order the following:

1. For any nuisance alarm where the system is not restored, the fire chief may require the system owner to provide standby personnel as defined in Chapter 4, Section 403.1 or take such other measures, as the fire chief deems appropriate. Persons or activities required by the fire chief shall remain in place until a fire department-approved fire alarm maintenance firm certifies in writing to the fire chief that the alarm system has been restored to a reliable condition. The chief may require such tests, as he deems necessary to demonstrate the adequacy of the system.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

2. Upon the fifth (5th) and sixth (6th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$150.00, plus the cost of fire engine response, for each occurrence.

3. Upon the seventh (7th) and eighth (8th) nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$300.00, plus the cost of fire engine response.

4. Upon the ninth (9th) and following nuisance alarms from the alarm system within a twelve (12) month period, the system owner shall pay a mitigation fee to the fire department of \$500.00, plus the cost of fire engine response, for each occurrence.

901.7.7.2 Hearing on notice. Any person receiving a notice of nuisance alarm who contends that the fire chief erroneously determined that the fire alarm system was not functioning as designed, may file a written request with the fire chief for a hearing on the determination within ten (10) days after receipt of the notice of nuisance alarm. The fire chief shall give the requesting party a hearing on the determination within thirty (30) days of receipt of the request. The request shall set forth: (1) that the system functioned as designed, or (2) that the nuisance alarm resulted from an act of God, flooding, or other violent natural condition without fault and beyond the control of the requesting party. Within ten (10) days following the hearing, the chief shall give written notice of his or her decision to the requesting party.

(72) Chapter 9, Section 902 is amended to add the following definitions:

“Emergency” is an occasion that reasonably calls for a response by the fire department. A response due to failure of an alarm system or to personnel error is not an emergency.

“False Alarm” is an alarm signal activated by a properly functioning fire alarm system, necessitating response by the fire department when an emergency does not exist.

(73) Chapter 9, Section 903.2 of the California Fire Code is amended to read:

Section 903.2. Where required approved automatic sprinkler systems in buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(74) Chapter 9, Section 903.2.1 - 903.2.1.5 of the California Fire Code is amended to read:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors from the Group A occupancy to, and including, the nearest level of exit discharge serving the Group A occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for any new Group A-1 occupancies. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by table 903.2.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies; or
4. The fire area contains a multi-theater complex.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for any new Group A-2 occupancies. -An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by table 903.2.
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The structure exceeds 5,000 square feet, contains more than one fire area containing a Group A-2 occupancy, and is separated into two or more buildings by firewalls of less than four-hour fire resistance rating without openings.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for any new Group A-3 occupancies. -An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by table 903.2.
2. The fire area has an occupant load of 300 or more.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

4. The structure exceeds 12,000 square feet, contains more than one fire area containing exhibition and display rooms, and is separated into two or more buildings by firewalls of less than four hour fire resistance rating without openings.

903.2.1.4 Group A-4. An automatic fire sprinkler system shall be provided for any new Group A-4 occupancies. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists as a result of an addition or alteration:

1. The fire area exceeds the area increases permitted by table 903.2

2. The fire area has an occupant load of 300 or more: or

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.5 Group A-5. An automatic fire sprinkler system shall be provided for any new Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas. An automatic sprinkler system shall be provided for Group A-5 occupancies in the following areas: concession stands, retail areas, press boxes, and other accessory use areas where the fire area exceeds the area increases permitted by table 903.2 as a result of an addition or alteration.

(75) Chapter 9, Section 903.2.2 of the California Fire Code is amended to read:

903.2.2 Group B An automatic fire sprinkler system shall be provided for any new Group B occupancies. An automatic sprinkler system shall be provided for any Group B occupancy where the area exceeds the area increases permitted by table 903.2 as a result of an addition or alteration.

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exists at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable

2. One or more care recipients that are incapable of self preservation are located at other than the level of exit discharge serving such a facility.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(76) Chapter 9, Section 903.2.3 of the California Fire Code is amended as follows:

903.2.3 Group E. An automatic sprinkler system shall be provided for any new Group E occupancies as follows:

1. Throughout all new Group E occupancies and where the fire area of an existing Group E occupancy exceeds the area increases permitted by table 903.2 as a result of an addition or alteration.

2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has a least one exterior exit door at ground level.

3. In rooms or areas with special hazards such as laboratories, vocational shops and other such areas where hazardous materials are in quantities not exceeding the maximum allowable quantity are used or stored.

4. Throughout any Group E structure greater than 12,000 square feet in area, which contains more than one fire area, and which is separated into two or more buildings by firewalls of less than four-hour fire resistance rating without openings.

5. For public school state-funded construction projects see Section 903.2.19.

(77) Chapter 9, Section 903.2.4 of the California Fire Code is amended to read:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all new buildings containing a Group F-1 occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. Group F-1 fire area exceeds the area increases permitted by table 903.2 as a result of an addition or alteration.

2. A Group F-1 fire area is located more than three stories above grade plane.

3. The combined areas of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

Exceptions:

1. Canopied winery crush pads less than 12,000 square feet in area, provided that all of the following conditions are met:

a. The canopy and supporting structure are constructed of non-combustible materials.

b. If attached, the crush pad is separated from other portions of the

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

building by one-hour fire-resistive walls.

c. The crush pad is not used for storage of combustible materials.
d. The canopy and supporting structure is incapable of trapping heat, smoke or other byproducts of combustion.

2. Dairy milking facilities less than 12,000 feet in area.

(78) Chapter 9, Section 903.2.4.1.1 of the California Fire Code is added to read:

903.2.4.1.1 Existing F-1 woodworking operations. An automatic sprinkler system shall be provided throughout all existing Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area which generate finely divided combustible waste or which use finely divided combustible materials. A firewall of less than a four-hour fire resistance rating without openings, or any firewall with opening shall not be used to establish separate fire areas.

(79) Chapter 9, Section 903.2.5.1 of the California Fire Code is amended to read:

903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies. An automatic sprinkler system shall be installed when a Group H occupancy undergoes an alteration or area increase.

(80) Chapter 9, Section 903.2.6 of the California Fire Code is added to read:

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area. An automatic sprinkler system shall be installed in Group I occupancies where the fire area exceeds the area increases permitted by table 903.2 as a result of an addition or alteration.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.1.2 shall be permitted in Group I facilities.

2. An automatic sprinkler system installed in accordance with Section 903.1.3 shall be allowed in Group I-1 facilities with in compliance with all of the following:

2.1 A hydraulic design information sign is located on the system riser;

2.2 Exception 1 of Section 903.4 is not applied; and

2.3 Systems shall be maintained in accordance with the requirements of Section 903.3.1.2.

3. An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

has at least one exterior exit door.

4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, and automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

903.2.6.1 Group I-2. An existing, unsprinklered Group I-2 nurses' station open to fire-resistive exit access corridors shall be protected by an automatic sprinkler system located directly above the nurses' station. It shall be permitted to connect the automatic sprinkler system to the domestic water service.

903.2.6.2 Group I-3. Every building, or portion thereof, where inmates are restrained shall be protected by an automatic sprinkler system conforming to NFPA 13. The main sprinkler control valve or valves and all other control valves in the system shall be locked in the open position and electrically supervised so that at least an audible and visual alarm will sound at a constantly attended location when valves are closed. The sprinkler branch piping serving cells may be embedded in the concrete construction.

Exception: Sprinklers are not required in cells housing two or fewer inmates and the building shall be considered sprinklered throughout when all the following criteria are met:

1. Automatic fire sprinklers shall be mounted outside the cell a minimum of six feet (6') on center and one foot (1') from the wall with quick response sprinkler heads. Where spacing permits, the head shall be centered over the cell door opening.

2. The maximum amount of combustibles, excluding linen and clothing, shall be maintained at three pounds per inmate.

3. For local detention facilities, each individual housing cell shall be provided with a two-way inmate or sound-actuated audio monitoring system for communication directly to the control station serving the cell(s).

4. The provisions of the exception in Section 804.4.2 shall not apply.

(81) Chapter 9, Section 903.2.7 of the California Fire Code is amended to read:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a new Group M occupancy. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

1. A Group M fire area exceeds the area increases permitted by table 903.2 as a result of an addition or alteration.
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet .
4. A Group M occupancy is used for the display and sale of upholstered furniture exceeds 5,000 square feet.
5. The structure exceeds 24,000 square feet, contains more than one fire area containing a Group M occupancy, and is separated into two or more buildings by firewalls of less than 4-hour fire resistance rating.

(82) Chapter 9, Section 903.2.8. is amended to read:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. An automatic sprinkler system shall be installed in Group R occupancies where the fire area exceeds the area increases permitted by table 903.2 as a result of a addition or alteration.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 425.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).
5. Detached structures less than 3000 square feet in area accessory to a one- or two family dwelling which do not contain space in the building for sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered space in the building for living, sleeping, eating or cooking.

When not used in accordance with Section 504.2 or 506.3 of the California Building Code an automatic sprinkler system installed in accordance with Section

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

903.3.1.2 shall be allowed in Group R-2.1 occupancies.

An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

(83) Chapter 9, Sections 903.2.8.2 and 903.2.8.2.1 are added to read:

903.2.8.2 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

903.2.8.2.1. Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with the 2013 California Residential Code as adopted and amended by Sonoma County Code.

(84) Chapter 9, Sections 903.2.8.3, 903.2.8.3.1 and 903.2.8.3.2 are added to read:

903.2.8.3. One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two- family dwellings, and factory built housing, mobile homes and manufactured homes when placed on a permanent foundation.

903.2.8.3.1. Design and installation for one- and two- family dwellings. Automatic residential fire sprinkler systems for one- and two- family dwellings shall be designed and installed in accordance with the 2013 California Residential Code as adopted and amended by Sonoma County Code.

903.2.8.3.2. Design and installation for factory built housing, mobile homes and manufactured homes. Automatic residential fire sprinkler systems installed in: factory built housing, mobile homes and manufactured homes, shall be designed and installed in accordance with California Code of Regulations, Title 25, § 4302.

(85) Chapter 9, Sections 903.2.9 and 903.2.9.1 of the California Fire Code are amended to read:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all new buildings containing a Group S-1 occupancy. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds the area increases permitted by table

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

903.2 as a result of a addition or alteration.

2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet.
4. A Group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406 of the California Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet.

(86) Chapter 9, Section 903.2.10 of the California Fire Code is amended to read:

903.2.10 Group S-2 enclosed parking garages. An automatic sprinkler system shall be provided throughout new buildings classified as enclosed parking garages in accordance with Section 406.4 of the California Building Code. An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.4 of the California Building Code as follows:

1. Where the fire area of the enclosed parking garage exceeds the area increases permitted by table 903.2 as a result of a addition or alteration; or
2. Where the enclosed parking garage is located beneath other groups.

(87) Chapter 9, Section 903.2.11.7 and 903.2.11.7.1 is added to read:

903.2.11.7 Group U occupancy special requirements. An automatic sprinkler system shall be provided throughout new buildings and portions thereof used as Group U occupancies, and when an addition or remodel occurs affecting a Group U occupancy as provided in this section.

Exceptions:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

1. Detached Group U occupancies 3,000 square feet or less in area.
2. Agricultural exempt buildings and agricultural buildings as approved by the fire code official.

903.2.11.7.1 Group U accessory areas. For a U occupancy less than 3,000 square feet in area: In addition to the occupancy separations of California Building Code Chapter 5, an automatic fire sprinkler system shall be installed throughout all accessory areas of a U occupancy regardless of the mixed-use ratio.

(88) Chapter 9, Table 903.2 is added to the California Fire Code, to read:

Table 903.2

Existing Building Area	Allowable Area Increase
0-1,000 sq ft:	200% ^(c)
1,001-4,000 sq ft:	100% ^{(a)(c)}
Greater than 4,000 sq ft:	50% ^{(a)(b)(c)}

^(a) A 2,000 sq ft. maximum increase is allowed.

^(b) Maximum cumulative allowable area is 6,000 sq ft.

^(c) Fire sprinklers are required when additions to Limited Density Owner-Built Rural Dwellings (as described in Sonoma County Code Chapter 7-A) exceed 640 sq ft in area.

(89) Chapter 9, Section 903.2.11.8 is added to read:

903.2.11.8 Changes of occupancy. When any change of occupancy occurs where the proposed new occupancy classification is more hazardous as determined by the fire code official including the conversion of residential buildings to condominiums, the building shall meet the fire sprinkler requirements for a newly constructed building.

(90) Chapter 9, Section 903.2.11.9 is added to read:

903.2.11.9 Elevation of existing buildings. An automatic fire extinguishing system shall be installed throughout all existing buildings when the building is elevated to three or more stories, or more than thirty-five feet (35') in height, from grade to the exposed roof.

Exceptions:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

1. An automatic fire-extinguishing system need not be provided when the area above 35 feet (35') is provided for aesthetic purposes only and is a non-habitable space.

2. An automatic fire-extinguishing system need not be provided when existing single-family and two-family dwellings are elevated to comply with the requirements of Chapter 7B of the Sonoma County Code, provided that all of the following conditions are met:

(a) The elevation creates a building no more than three stories in height.

(b) Two approved exits are provided for the highest floor, including a third story having less than 500 square feet of floor area.

(c) Approved interconnected smoke alarms are installed at each floor level and in all sleeping rooms, and hallways adjacent to sleeping rooms.

(d) There is no expansion or modification of use other than installation of the exits required by subparagraph (b) above and a utility room less than 100 square feet. The space created at ground level by the elevation shall be used only as a private parking garage or as unused vacant space.

(e) Any addition to the building after the elevation shall require installation of an automatic fire-extinguishing system.

(91) Chapter 9, Section 903.2.18 of the California Fire Code is amended to read:

903.2.18 Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above, attached garages, and detached Group U structures greater than 3,000 square feet in area containing a use similar to a B occupancy, S occupancy, or M occupancy, which is accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, an automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 gpm per square foot over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions to sprinkler placement.

(92) Section 903.3.1 is amended to read:

903.3.1 Standards. Sprinkler systems shall be designed and installed in accordance with 903.3.1.1 unless otherwise permitted by sections 903.3.1.2 and 903.3.1.3

Exceptions:

1. Buildings when approved by the fire code official 6,000 square feet

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

and less in fire area may be authorized to reduce coverage areas to a minimum four (4) head calculation.

2. Buildings greater than 6,000 square feet and less than 12,000 square feet in fire area may be authorized to use alternative fire pump designs as approved by the fire code official.

(93) Section 903.4.1 is amended to read:

903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.

2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

3. Existing legal non-conforming automatic sprinklers systems shall be monitored for water flow only when the existing building is remodeled or a permit is required for sprinkler alterations and the alarm shall be transmitted to an approved supervising station or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

(94) Chapter 9, Section 903.4.2 of the California Fire Code is amended to read

903.4.2 Alarms. One exterior approved audible device shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Visible and audible alarm notification appliances shall be located in areas as approved by the fire code official and installed in accordance with Sections 907.6.2.3.1, 907.6.2.1.1 and 907.6.2.1.2 unless required by section 907.2 and 907.3.

(95) Chapter 9, Section 905.3.1 is amended to read as follows:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

905.3.1 Height. In other than R-3 and R-3.1 occupancies, Class III standpipe systems shall be installed throughout at each floor level where any of the following occur:

1. Buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access.
4. Buildings that are two or more stories below the highest level of fire department vehicle access.

Exceptions:

1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Class I manual standpipes are allowed in open parking garages where the highest floor is located not more than 150 feet above the lowest level of fire department vehicle access.
3. Class I manual dry standpipes are allowed in open parking garages that are subject to freezing temperatures, provided that the hose connections are located as required for Class II standpipes in accordance with Section 905.5.
4. Class I standpipes are allowed in basements equipped throughout with an automatic sprinkler system.
5. In determining the lowest level of fire department vehicle access, it shall not be required to consider:
 - 5.1. Recessed loading docks for four vehicles or less; and
 - 5.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

(96) Chapter 9, Section 905.9 is amended to read as follows:

905.9 Valve supervision. Valves controlling water supplies shall be supervised in the open position so that a change in the normal position of the valve will generate a supervisory signal at the supervising station required by Section 903.4. Where a fire alarm system is provided, a signal shall also be transmitted to the control unit.

Exceptions:

Valves to underground key or hub valves in roadway boxes provided by the municipality or public utility do not require supervision.

(97) Chapter 9, Section 907.2.8.1 is amended to read as follows:

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

907.2.8.1 Manual fire alarm system for R-1 occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-1 occupancies.

Exceptions:

Manual fire alarm boxes are not required throughout the building when the following conditions are met:

1. The building is equipped throughout with an automatic fire sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
2. Notification devices will activate within each residential unit upon sprinkler water flow.
3. At least one manual fire alarm box is installed in an approved location.

(98) Chapter 33, Section 3314.3 is added to read:

3314.3 Buildings under construction. In buildings four or more stories in height required to have sprinklers, such sprinklers shall be installed and extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

(99) Chapter 33, Section 3314.4 is added to read:

3314.4 Buildings being demolished. Where a building is being demolished and a sprinkler system exists within such a building, such sprinkler system shall be maintained in an operable condition so as to be available for use by the fire department. Such sprinkler system may be demolished with the building but shall not be demolished more than one floor below the floor being demolished.

(100) Chapter 49, Section 4903 is amended to add the following:

4903.1 General. A fire protection plan shall be required for any new residential or commercial building within a wildland-urban interface fire area. The plan shall be prepared by a qualified professional and shall be approved by the County fire code official. The plan shall include, at a minimum, defensible space zones, identification of vegetation types, replacement of non-native flammable vegetation with approved fire resistive vegetation, and a maintenance program for all vegetation. The property owner shall record a covenant, in a form satisfactory to County Counsel, which ensures that the approved plan will be implemented and maintained. When required by the code official,

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

the property owner shall record a covenant, in a form satisfactory to County Counsel, which ensures that the approved plan will be implemented and maintained.

4903.2 Content. The fire protection plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

4903.3 Cost. The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

4903.4 Plan retention. A copy of the fire protection plan shall be retained by the property owner.

(101) Section 5905.4 is added to read:

4905.4 Setbacks for structure defensible space. Except where more restrictive requirements apply, construction, projections, openings and penetrations of exterior walls of buildings constructed on parcels within State Responsibility Areas (SRA) shall have setbacks to the property line and/or exterior wall protection according to table 4905.4 (a) or table 4905.4 (b). This is to meet the intent of California SRA Fire Safe Regulations Sec. 1276.01.

(102) Chapter 49, Table 4905.4(a) and Table 4905.4(b) is added to read:

Table 4905.4 (a)
Exterior Walls, within State Responsibility Area,
without Automatic Fire Sprinkler Protection

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure <i>from</i> both sides	< 10feet
	(Not fire-resistance rated)	Comply with CRC Sec <i>R327.7</i> or <i>CBC Sec 707A</i>	≥ 10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
	(Not fire-resistance rated)	Comply with CRC Section <i>R327.7</i> or <i>CBC Section 707A</i> Comply with Section <i>CRC Sec R327.9</i> or <i>CBC Sec.709A</i>	10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	25% maximum of wall area	Comply with Section <i>R327.8</i> or <i>CBC Sec 708A</i>	>10 feet
	Unlimited	Comply with Section <i>R327.8</i> or <i>CBC Sec 708A</i>	20 feet
Penetrations	All	Comply with Section <i>R302.4</i> or <i>CBC 714.3</i>	< 10 feet
		Comply with Section <i>R327.6</i> or <i>CBC 706A</i>	10 feet

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

Table 4905.4 (B)
Exterior Walls, within State Responsibility Area,
with Automatic Residential Fire Sprinkler Protection

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour-tested in accordance with ASTM E 119 or UL 263 with exposure from both sides	< 10 feet
	(Not fire-resistance rated)	Comply with Section <i>R327.7</i> or <i>CBC Sec 707A</i>	10 feet
Projections	(Fire-resistance rated)	1 hour on the underside	< 10 feet
	(Not fire-resistance rated)	Comply with Section <i>R327.9</i> or <i>CBC Sec.709A</i>	10 feet
Openings in walls	Not allowed	N/A	< 10 feet
	Unlimited	Comply with Section <i>R327.8</i> or <i>CBC Sec 708A</i>	10 feet
Penetrations	All	Comply with Section <i>R302.4</i> or <i>CBC 714.3</i>	< 10 feet
		Comply with Section <i>R327.6</i> or <i>CBC 706A</i>	10 feet

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

For SI: 1 foot = 304.8 mm.

N/A = Not Applicable.

(103) Chapter 50, 5001.5.3 is added to read:

5001.5.3 Required submittal of HMMP and HMIS plans. HMMP and HMIS plans, when required by the fire code official, shall be submitted no later than 30 days from time of notification.

(104) Chapter 50, Section 5004.1.1 is added to read:

5004.1.1 Tank storage prohibited. No new aboveground tanks for the storage of Class I and Class II liquids (except LPG-Propane) outside of buildings shall be permitted on mercantile, residential, and other congested parcels. Existing tanks on such parcels shall be removed within one (1) year after written notice from the fire code official.

(105) Chapter 50, Section 5004.1.2 is added to read:

5004.1.2 Tank storage – other locations. New aboveground tanks for storage of Class I and II liquids on parcels not covered under Section 3404.1.2 shall be enclosed in a flammable liquid storage vault constructed in accordance with the standards of the fire department. Existing tanks on such parcels shall conform to this section within one (1) year after written notice from the fire department.

(106) Chapter 50, Section 5004.1.3 is added to read:

5004.1.3 Existing tank storage. Existing tank storage shall meet the requirements of new tank installations within one year of notice from the fire code official.

(107) Chapter 50, Section 5004.1.4 is added to read:

5004.1.4 Permits. In addition to any permits otherwise required by this Code, all existing and new aboveground tanks for storage of Class I and II liquids shall comply with the permit requirements of any federal, state, or local agency regulating the storage of such liquids in the jurisdiction.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(108) Chapter 61, Section 6103.3.1 is added to read:

6103.3.1 Seismic anchoring. An approved seismic anchoring system shall be installed on all permanently installed, propane/LPG gas containers.

(109) Appendix B, Section B101.1 is amended to read:

B101.1 Scope. The procedure for determining fire-flow requirements for buildings or portions of buildings hereafter constructed shall be in accordance with this Appendix. This Appendix does not apply to structures other than buildings. This section applies to residential and commercial developments. One- and two-family residential dwellings in unincorporated areas shall comply with Sonoma County Fire Safe Standards. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

(110) Appendix B, Section B102.1 is amended to read:

B102.1 Fire-flow. The flow rate of a water supply, measured at 20 pounds per square inch (psi) residual pressure, measured in the water main in the vicinity of the flowing hydrant, that is available for fire fighting.

(111) Appendix B, Section B103.3 is amended to read:

B103.3 Areas without water supply systems. For information regarding water supplies for firefighting purposes in rural and suburban areas in which adequate water supply systems do not exist, the fire code official is authorized to utilize the 2007 Edition of NFPA 1142, the International Wildland-Urban Interface Code or the Sonoma County Fire Safe Standards.

(112) Appendix B, Section B105.1 is amended to read:

B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,500 gallons per minute. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in table B105.1.

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

Exceptions:

1. A reduction in required fire-flow of 50 percent, as approved, is allowed when the building is provided with an approved fire sprinkler system.
2. County unincorporated areas not served by a municipal water system.

(113) Appendix B, Section B105.2 is amended to read:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in table B105.1.

Exceptions:

1. A reduction in required fire-flow of up to 50 percent (50%), as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire-flow shall not be less than 1,500 gallons per minute for the prescribed duration as specified in table B105.1.
2. Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:
 - 2.1. California State Parks Buildings of an accessory nature (restrooms).
 - 2.2. Safety roadside rest areas (SRRA), public restrooms.
 - 2.3. Truck inspection facilities (TIF), CHP office space and vehicle inspection bays.
 - 2.4. Sand/salt storage buildings, storage of sand and salt.
 - 2.5. Volunteer fire facilities, including office space and vehicle storage bays.

(114) Appendix C, Section C101.1 is amended to read:

C101.1 Scope. Fire hydrants shall be provided in accordance with this Appendix for the protection of buildings, or portions of buildings, hereafter constructed. This section applies to residential and commercial developments. One- and two-family residential dwellings and buildings accessory to one- and two-family residential dwellings in rural areas may comply with the Sonoma County Fire Safe Standards. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with Chapter 1, Division II, Section 104.9 Alternative Materials and Methods.

Exception: Group B, S-2 and U occupancies having a floor area not exceeding

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest areas (SRRA), public restrooms.
3. Truck inspection facilities (TIF), CHP office space, and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.
5. Volunteer fire facilities, including office space and vehicle storage bays.

(115) Appendix C, Section C102.1 is amended to read:

C102.1 Fire hydrant locations. Where fire hydrants are required, they shall be provided along required fire apparatus access roads and adjacent public streets. A fire hydrant shall be located within 50 feet of any fire department connection, or as approved by the fire code official.

(116) Appendix C, Section C105.1 is amended to read:

C105.1 Hydrant spacing. The average spacing between fire hydrants shall not exceed that listed in table C105.1.

Exceptions:

1. The fire chief is authorized to accept a deficiency of up to 10 percent (10%) where existing fire hydrants provide all or a portion of the required fire hydrant service.
2. One- and two-family residential dwellings and buildings accessory to one- and two-family residential dwellings in rural areas may comply with the Sonoma County Fire Safe Standards. Regardless of the average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to a building are within the distance listed in table C105.1.

(117) Appendix C, Table C105.1 footnote f and g is added to read:

f. For commercial, industrial and multi-family residential, average spacing shall be no greater than 300 feet.

g. A fire hydrant shall be located within 50 feet of the Fire Department Connection (FDC), and standpipe systems installed in accordance with Section 905 or as approved by the fire code official

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

(118) Appendix C, Section C105.2 and table C105.2 is added to read:

C105.2. When public or private water mains are not available to supply fire-flow not within 1,000 feet of the proposed building, table C105.2 may be used for isolated one- and two-family buildings, and accessory buildings thereto less than 3,000 square feet in area, in rural areas or small communities where the development of full fire-flow requirements is impractical.

Table C105.2		
Exception to Hydrant Distance		
<i>Distance is measured from driveway entrance to the hydrant</i>		
Road Distance	Flow Rate	Minimum Residual Pressure
800 feet	500 gpm	20 psi
1,800 feet	1,000 gpm	20 psi
2,800 feet	1,500 gpm	20 psi
3,800 feet	2,000 gpm	20 psi
4,800 feet	2,500 gpm	20 psi

(119) Appendix D, Section D101.1 is amended to read:

D101.1 Scope. Fire apparatus access roads shall be in accordance with this Appendix as amended and all other applicable requirements of the California Fire Code. This section applies to residential and commercial developments. Design and construction shall be in accordance with the following sections unless otherwise authorized by the fire code official in accordance with 104.9 Alternative Materials and Methods.

Exception: One- and two-family residential dwellings; detached U occupancy buildings less than 1,000 square feet in area accessory to a one- or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area may comply with the fire apparatus access road requirements of the Sonoma County Fire Safe Standards.

(120) Appendix D, Section D102.1 is amended to read:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds or as

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

approved by the fire code official.

Exception: One and two-family residential dwellings; detached U occupancy buildings less than 3000 square feet in area accessory to a one or two-family dwelling; and agricultural exempt buildings less than 8,000 square feet in area may comply with the fire apparatus access road requirements of the Sonoma County Fire Safe Standards.

(121) Appendix D, Section D103.2 is amended to read:

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent (10%) in grade.

Exception: Grades steeper than 10 percent (10%) and up to 20 percent (20%) as approved by the fire code official.

(122) Appendix D, Section D103.3 is amended to read:

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official or as approved by local standards.

(123) Appendix D, Section D103.4 is amended to read:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with the local agency requirements for public streets or as approved by local standards.

(124) Appendix D, Table D103.4 is deleted.

(125) Appendix D, Section D103.6 is amended to read:

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent “No Parking-Fire Lane” signs complying with the California Vehicle Code.

(126) Appendix D, Section D104.2 is amended to delete Exception and read:

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two

CHAPTER 13
SONOMA COUNTY FIRE SAFETY ORDINANCE
COMMERCIAL DEVELOPMENT

separate and approved fire apparatus access roads.

(127) Appendix D, Section D106.1 is amended to delete Exception and read as follows:

D106.1 Projects having more than 50 dwelling units. Multiple family residential projects having more than 50 dwelling units shall be provided with two separate and approved fire apparatus access roads.

(128) Appendix D, Section D106.2 is deleted.

(129) Appendix D, Section D107.1 is amended to delete Exceptions and read:

D107.1 One-or two-family dwelling residential developments. Developments of one- and two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of section D104.3.

Exception:

The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.